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A REGIONAL DEVELOPMENT PATTERN FOR HAMILTON-WENTWORTH

(statistical summary & tables)



Planning and Development Department
Regional Municipality of Hamilton-Wentworth

September, 1977

A REGIONAL DEVELOPMENT PATTERN


FOR

HAMILTON-WENTWORTH

(Statistical Summary & Tables)

Planning & Development Department
Regional Municipality of Hamilton-Wentworth

September 1977



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1.0 INTRODUCTION

The information contained in this appendix was used in developing the four Regional Development Patterns described in "A Regional Development Pattern for Hamilton-Wentworth".

This appendix documents the numerical data associated with each of the four alternatives including area calculations, rate of growth, population and employment allocation, development in the rural area, distribution of new industrial land and new manufacturing employment, residential and non-residential assessment, agricultural and specialty crop lands and costs.

2.0 AREA CALCULATIONS

The area calculations in tables 1 through 4 show the total committed development areas, the estimated existing developed areas and the proposed areas for each development pattern by area municipality. These tables show the amount of land that will be urbanized by the year 2001 for each development pattern.

3.0 NATURE OF DEVELOPMENT: URBAN AREA

Tables 5 through 9 show the existing gross densities in urban areas and the gross densities in urban areas for the four development patterns. An idea of the urban structure can be gained by comparing the gross densities and population distributions with each other. Study areas are shown on maps 1 through 5 (pages 25 to 29).

4.0 NATURE OF DEVELOPMENT: RURAL AREA

Tables 10 through 13 show existing and projected dwelling units and population in the rural areas of the Region. Calculations were based on the assumptions of an existing household density of

approximately 3.5 persons per household and a projected household density of approximately 3.0 persons per household. These tables also show the development patterns which will require severances.

5.0 POPULATION AND EMPLOYMENT

Tables 14 through 17 show population and employment distribution by area municipality for the four development patterns. The population and employment data for the South Central and Recommended Development patterns were derived using the control totals of 550,000 projected population and 290,000 projected employment. For the area municipality and public preference development patterns it was necessary to make assumptions where this information was not provided. The population growth rates were used to identify possible community disruption associated with each development pattern.

6.0 DISTRIBUTION OF NEW INDUSTRIAL LAND AND NEW MANUFACTURING EMPLOYMENT

Table 18 shows distribution of new industrial land and new manufacturing employment by area municipality for the four development patterns. Distribution of new manufacturing employment is based on the assumption that there will be 20,000 new manufacturing jobs to be distributed in proportion to the distribution of new industrial lands.

7.0 EMPLOYMENT POPULATION RATIOS

Table 19 shows employment to population ratios by area municipality for each development pattern. The total number of employees per area municipality was used as a measure of non-residential

assessment and total population as a measure of residential assessment. An increase in the employment to population ratio is considered to represent an improvement to the assessment base of an area municipality.

8.0 AGRICULTURAL AND SPECIALTY CROP LANDS

Table 20 shows agricultural land and specialty crop lands converted to urban uses for each of the development patterns. These areas are all beyond the committed development boundary. An estimate of the areas in production is also shown for specialty crops.

9.0 COSTS

Table 21 shows capital costs for major transportation, sewer, water, and solid waste disposal facilities required to achieve each of the four alternative development patterns.

TABLE 1

SOUTH CENTRAL DEVELOPMENT PATTERN

AREA CALCULATIONS

(IN ACRES)

Municipality	<u>Committed Development Area</u>			Existing Developed Area
	Industry	Other	Total	
Flamborough	-	910	910	640
Dundas	80	3040	3120	2540
Ancaster	700	2620	3320	2120
Glanbrook	-	-	-	-
Stoney Creek	800	3850	4650	3370
Hamilton	3725	25200	28925	25000
REGION	5305	35620	40925	33670

Developable Area

Municipality	<u>Within Committed Development Boundary</u>			<u>Outside Committed Development Boundary</u>		
	Industry	Other	Total	Industry	Other	Total
Flamborough	-	270	270	-	-	-
Dundas	-	580	580	-	-	-
Ancaster	640	560	1200	-	-	-
Glanbrook	-	-	-	1200	400	1600
Stoney Creek	320	960	1280	-	2050	2050
Hamilton	725	3200	3925	-	2500	2500
REGION	1685	5570	7255	1200	4950	6150

Total Area

Municipality	<u>Within Committed Development Area</u>		<u>Outside Committed Area</u>	<u>Total Area</u>
	Existing Developed Area	Committed Area		
Flamborough	640	270	-	910
Dundas	2540	580	-	3120
Ancaster	2120	1200	-	3320
Glanbrook	-	-	1600	1600
Stoney Creek	3370	1280	2050	6700
Hamilton	25000	3925	2500	31425
REGION	33670	7255	6150	47075

Other is defined as residential and related uses.

DEVELOPMENT PATTERN PREFERRED BY AREA MUNICIPALITY COUNCILSAREA CALCULATIONS

(IN ACRES)

Committed Development Area

Municipality	Industry	Other	Total	Existing Developed Area
Flamborough	-	910	910	640
Dundas	80	3040	3120	2540
Ancaster	700	2620	3320	2120
Glanbrook	-	-	-	-
Stoney Creek	800	3850	4650	3370
Hamilton	3725	25200	28925	25000
REGION	5305	35620	40925	33670

Developable Area

Municipality	Within Committed Development Boundary			Outside Committed Development Boundary		
	Industry	Other	Total	Industry	Other	Total
Flamborough	-	270	270	370	1955	2325
Dundas	-	580	580	-	-	-
Ancaster	640	560	1200	-	795	795
Glanbrook	-	-	-	750	1255	2005
Stoney Creek	320	960	1280	1300	2890	4190
Hamilton	725	3200	3925	-	2500	2500
REGION	1685	5570	7255	2420	9395	11815

Total Area

Municipality	Within Committed Development Area		Outside Committed Area	Total Area
	Existing Developed Area	Committed Area		
Flamborough	640	270	2325	3235
Dundas	2540	580	-	3120
Ancaster	2120	1200	795	4115
Glanbrook	-	-	2005	2005
Stoney Creek	3370	1280	4190	8840
Hamilton	25000	3925	2500	31425
REGION	33670	7255	11815	52740

Other is defined as residential and related uses.

TABLE 3

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DEVELOPMENT PATTERN INTERPRETED FROM PUBLIC INPUTAREA CALCULATIONS

(IN ACRES)

<u>Municipality</u>	<u>Committed Development Area</u>			<u>Existing Developed Area</u>
	<u>Industry</u>	<u>Other</u>	<u>Total</u>	
Flamborough	-	910	910	640
Dundas	80	3040	3120	2540
Ancaster	700	2620	3320	2120
Glanbrook	-	-	-	-
Stoney Creek	800	3850	4650	3370
Hamilton	3725	25200	28925	25000
REGION	5305	35620	40925	33670

Developable Area

<u>Municipality</u>	<u>Within Committed Development Boundary</u>			<u>Outside Committed Development Boundary</u>		
	<u>Industry</u>	<u>Other</u>	<u>Total</u>	<u>Industry</u>	<u>Other</u>	<u>Total</u>
Flamborough	-	270	270	550	1955	2505
Dundas	-	580	580	-	-	-
Ancaster	640	560	1200	-	-	-
Glanbrook	-	-	-	750	1255	2005
Stoney Creek	320	960	1280	700	840	1540
Hamilton	725	3200	3925	-	2000	2000
REGION	1685	5570	7255	2000	6050	8050

Total Area

<u>Municipality</u>	<u>Within Committed Development Area</u>		<u>Outside Committed Area</u>	<u>Total Area</u>
	<u>Existing Developed Area</u>	<u>Committed Area</u>		
Flamborough	640	270	2505	3415
Dundas	2540	580	-	3120
Ancaster	2120	1200	-	3320
Glanbrook	-	-	2005	2005
Stoney Creek	3370	1280	1540	6190
Hamilton	25000	3925	2000	30925
REGION	33670	7255	8050	48975

Other is defined as residential and related uses.

TABLE 4

RECOMMENDED DEVELOPMENT PATTERN

AREA CALCULATIONS

(IN ACRES)

Committed Development Area

Municipality	Industry	Other	Total	Existing Developed Area
Flamborough	-	910	910	640
Dundas	80	3040	3120	2540
Ancaster	700	2620	3320	2120
Glanbrook	-	-	-	-
Stoney Creek	800	3850	4650	3370
Hamilton	3725	25200	28925	25000
REGION	5305	35620	40925	33670

Developable Area

Municipality	Within Committed Development Boundary			Outside Committed Development Boundary		
	Industry	Other	Total	Industry	Other	Total
Flamborough	-	270	270	300	1605	1905
Dundas	-	580	580	-	-	-
Ancaster	640	560	1200	-	-	-
Glanbrook	-	-	-	750	775	1525
Stoney Creek	320	960	1280	1000	2410	3410
Hamilton	725	3200	3925	-	2500	2500
REGION	1685	5570	7255	2050	7290	9340

Total Area

Municipality	Within Committed Development Area		Outside Committed Area	Total Area
	Existing Developed Area	Committed Area		
Flamborough	640	270	1905	2815
Dundas	2540	580	-	3120
Ancaster	2120	1200	-	3320
Glanbrook	-	-	1525	1525
Stoney Creek	3370	1280	3410	8060
Hamilton	25000	3925	2500	31425
REGION	33670	7255	9340	50265

Other is defined as residential and related uses.

TABLE 5

NATURE OF DEVELOPMENT : EXISTING URBAN AREA

MUNICIPALITY	STUDY AREA	WITHIN COMMITTED BOUNDARY			(ACRES)	GROSS DENSITY PERSONS PER GROSS ACRE
		(WITHIN COMMITTED AREAS) ESTIMATED EXISTING POPULATION	EXISTING DEVELOPMENT OTHER	Industry		
Hamilton	1	203650	14280	3000	14.3	14.3
	2	68380	5000	-	13.7	13.7
	3	33630	2720	-	12.4	12.4
	TOTAL	305660	22000	3000	13.9	13.9
Stoney Creek	4	20500	2415	480	8.5	8.5
	5	2500	475	-	5.3	5.3
	TOTAL	23000	2890	480	8.0	8.0
Dundas	6	18100	2460	80	7.4	7.4
Ancaster	7	10000	2120	-	4.7	4.7
Flamborough	8	4000	640	-	6.3	6.3
Glanbrook	-	-	-	-	-	-
REGION		360760	30110	3560	12.0	12.0

- Gross density calculation excludes industrial areas

-Other is defined as residential and related uses

-Population: the 1975 assessed population in the existing developed areas within
the revised committed development boundary

-Study areas are shown on Map 1, page 25

TABLE 6

NATURE OF DEVELOPMENT: URBAN
SOUTH CENTRAL DEVELOPMENT PATTERN

MUNICIPALITY	STUDY AREA	PROJECTED URBAN POPULATION	EXISTING				COMMITTED				PROPOSED				TOTAL		GROSS DENSITY
			IND	OTHER	IND	OTHER	IND	OTHER	IND	OTHER	IND	OTHER	IND	OTHER	IND	OTHER	
HAMILTON	1	220800	3000	14280	-	-	-	-	-	-	-	-	3000	14280	3000	14280	15.5
	2	76500	-	5000	-	-	-	-	-	-	-	-	-	5000	-	5000	15.3
	3	93700	-	2720	725	3200	-	2500	-	2500	-	2500	725	8420	725	8420	11.1
	TOTAL	391000	3000	22000	725	3200	-	2500	-	2500	-	2500	3725	27700	3725	27700	14.1
STONE CREEK	4	35000	480	2415	320	485	-	-	-	-	-	-	800	2900	800	2900	12.1
	5	30000	-	475	-	475	-	2050	-	2050	-	2050	-	3000	-	3000	10.0
	TOTAL	65000	480	2890	320	960	-	2050	-	2050	-	2050	800	5900	800	5900	11.0
DUNDAS	6	24000	80	2460	-	580	-	-	-	-	-	-	80	3040	80	3040	7.9
ANCASTER	7	14000	-	2120	700	500	-	-	-	-	-	-	700	2620	700	2620	5.3
FLAMBOROUGH	8	6000	-	640	-	270	-	-	-	-	-	-	-	910	-	910	6.6
GLANBROOK	9	5000	-	-	-	-	-	1200	400	1200	400	400	1200	400	1200	400	12.5
REGION		505000	3560	30110	1745	5510	1200	4950	6505	40570	6505	40570	6505	40570	6505	40570	12.4

IN TABLES 6 THROUGH 9:

IND: Industry

OTHER is defined as residential and related uses

STUDY AREAS are shown on Maps 2 through 5, (pages 26-29)

GROSS DENSITY calculations exclude industrial areas.

TABLE 7

NATURE OF DEVELOPMENT: URBAN

DEVELOPMENT PATTERN PREFERRED BY AREA MUNICIPALITY COUNCILS

MUNICIPALITY	STUDY AREA	PROJECTED URBAN POPULATION	URBAN DEVELOPMENT 2001 (ACRES)										TOTAL GROSS DENSITY
			EXISTING		COMMITTED		PROPOSED		TOTAL				
			IND	OTHER	IND	OTHER	IND	OTHER	IND	OTHER			
HAMILTON	1	220800	3000	14280	-	-	-	-	3000	14820	15.5		
	2	76500	-	5000	-	-	-	-	-	5000	15.3		
	3	93700	-	2720	725	3200	-	2500	725	8420	11.1		
	TOTAL	391000	3000	22000	725	3200	-	2500	3725	27700	14.1		
STONEY CREEK	4	45000	480	2415	320	485	1300	480	2100	3380	13.3		
	5	63000	-	475	-	475	-	2050	-	3000	21.0		
	6	2500	-	-	-	-	-	360	-	360	6.9		
	TOTAL	110500	480	2890	320	960	1300	2890	2100	6740	16.4		
DUNDAS	7	24000	80	2460	-	580	-	-	80	3040	7.9		
ANCASTER	8	26000	-	2120	700	500	-	795	700	3415	7.6		
FLAMBOROUGH	9	12000	-	640	-	270	300	475	300	1385	8.7		
	10	6000	-	-	-	-	70	1480	70	1480	4.1		
	TOTAL	18000	-	640	-	270	370	1955	370	2865	6.3		
	GLANBROOK	11	6000	-	-	-	-	775	-	775	7.7		
	12	5000	-	-	-	-	750	480	750	480	10.4		
TOTAL		11000	-	-	-	-	750	1255	750	1255	8.8		
REGION		580500	3560	30110	1745	5510	2420	9395	7725	45015	12.9		

TABLE 8

NATURE OF DEVELOPMENT: URBAN

DEVELOPMENT PATTERN INTERPRETTED FROM PUBLIC INPUT

MUNICIPALITY	STUDY AREA	PROJECTED URBAN POPULATION	URBAN DEVELOPMENT 2001 (ACRES)								TOTAL IND	TOTAL OTHER	GROSS DENSITY
			EXISTING		COMMITTED		PROPOSED						
			IND	OTHER	IND	OTHER	IND	OTHER					
HAMILTON	1	220800	3000	14280	-	-	-	-	-	3000	14280	15.5	
	2	70000	-	5000	-	-	-	-	-	-	5000	14.0	
	3	94200	-	2720	725	3200	-	2000	-	725	7920	11.9	
	TOTAL	385000	3000	22000	725	3200	-	2000	-	3725	27200	14.2	
STONEY CREEK	4	51000	480	2415	320	485	700	480	-	1500	3380	15.1	
	5	15000	-	475	-	475	-	-	-	-	950	15.8	
	6	2500	-	-	-	-	-	360	-	-	360	6.9	
	TOTAL	68500	480	2890	320	960	700	840	-	1500	4690	14.6	
DUNDAS	7	24000	80	2460	-	580	-	-	-	80	3040	7.9	
ANCASTER	8	18000	-	2120	700	500	-	-	-	700	2620	6.9	
FLAMBOROUGH	9	12000	-	640	-	270	550	475	-	550	1385	8.7	
	10	6000	-	-	-	-	-	1480	-	-	1480	4.1	
	TOTAL	18000	-	640	-	270	550	1955	-	550	2865	6.3	
	GLANBROOK	11	6000	-	-	-	-	775	-	-	775	7.7	
REGION	12	5000	-	-	-	-	750	480	-	750	480	10.4	
	TOTAL	11000	-	-	-	-	750	1255	-	750	1255	8.8	
		524500	3560	30110	1745	5510	2000	6050	-	7305	41670	12.6	

TABLE 9

NATURE OF DEVELOPMENT: URBAN
RECOMMENDED DEVELOPMENT PATTERN

MUNICIPALITY	STUDY AREA	PROJECTED URBAN POPULATION	URBAN DEVELOPMENT 2001 (ACRES)										TOTAL IND	TOTAL OTHER	GROSS DENSITY
			EXISTING		COMMITTED		PROPOSED								
			IND	OTHER	IND	OTHER	IND	OTHER	IND	OTHER	IND	OTHER			
HAMILTON	1	216500	3000	14280	-	-	-	-	-	-	3000	14280	15.2		
	2	70000	-	5000	-	-	-	-	-	-	-	5000	14.0		
	3	95500	-	2720	725	3200	-	2500	725	8420	725	8420	11.3		
	TOTAL	382000	3000	22000	725	3200	-	2500	3725	27700	3725	27700	13.8		
STONEY CREEK	4	39000	480	2415	320	485	1000	-	1800	2900	1800	2900	13.4		
	5	30000	-	475	-	475	-	2050	-	3000	-	3000	10.0		
	6	1000	-	-	-	-	-	360	-	360	-	360	2.8		
	TOTAL	70000	480	2890	320	960	1000	2410	1800	6260	1800	6260	11.2		
DUNDAS	7	24000	80	2460	-	580	-	-	80	3040	80	3040	7.9		
ANCASTER	8	14500	-	2120	700	500	-	-	700	2620	700	2620	5.5		
FLAMBOROUGH	9	12000	-	640	-	270	300	475	300	1385	300	1385	8.7		
	10	5000	-	-	-	-	-	1130	-	1130	-	1130	4.4		
	TOTAL	17000	-	640	-	270	300	1605	300	2515	300	2515	6.8		
GLANBROOK	11	6000	-	-	-	-	750	775	750	775	750	775	7.7		
REGION		513500	3560	30110	1745	5510	2050	7290	7355	42910	7355	42910	12.0		

TABLE 10

NATURE OF DEVELOPMENT: RURAL AREA

SOUTH CENTRAL DEVELOPMENT PATTERN

EXISTING POPULATION AND DWELLING UNITS IN DESIGNATED RURAL SETTLEMENTS AND RURAL AREAS						
MUNICIPALITY	POPULATION	SETTLEMENT AREAS		RURAL AREAS		TOTAL
		DWELLING UNITS	POPULATION	DWELLING UNITS	POPULATION	DWELLING UNITS
STONEY CREEK	125	35	7175	2050	7300	2085
DUNDAS	-	-	1300	371	1300	371
ANCASTER	549	157	3651	1043	4200	1200
FLAMBOROUGH	6420	1864	12580	3594	19000	5458
GLANBROOK	1994	570	8006	2287	10000	2857
REGION	9088	2626	32712	9345	41800	11971

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ESTIMATED POPULATION AND DWELLING UNITS IN DESIGNATED RURAL SETTLEMENTS AND RURAL AREAS (2001)						
MUNICIPALITY	POPULATION	SETTLEMENT AREAS		RURAL AREAS		SEVERANCES
		DWELLING UNITS	POPULATION	DWELLING UNITS	POPULATION	TOTAL DWELLING UNITS REQUIRED NOT REQUIRED
STONEY CREEK	276	92	4824	1608	5100	1700 X
DUNDAS	-	-	1110	371	1110	371 X
ANCASTER	951	317	3249	1043	4200	1360 X
FLAMBOROUGH	9450	3151	10650	3550	20100	6701 X
GLANBROOK	1923	641	12677	4226	14600	4867 X
REGION	12600	4201	32510	10798	45110	14999 X

TABLE 11

NATURE OF DEVELOPMENT: RURAL AREA

DEVELOPMENT PATTERN PREFERRED BY AREA MUNICIPALITY COUNCILS

EXISTING POPULATION AND DWELLING UNITS IN DESIGNATED RURAL SETTLEMENTS AND RURAL AREAS

MUNICIPALITY	POPULATION	SETTLEMENT AREAS		RURAL AREAS		TOTAL	
		DWELLING UNITS	POPULATION	DWELLING UNITS	POPULATION	DWELLING UNITS	POPULATION
STONEY CREEK	-	-	6300	1800	6300	1800	
DUNDAS	-	-	1300	371	1300	371	
ANCASTER	367	105	3833	1095	4200	1200	
FLAMBOROUGH	3796	1114	13204	3773	17000	4887	
GLANBROOK	1651	472	8017	2290	9668	2762	
REGION	5814	1691	32654	9329	38468	11020	

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ESTIMATED POPULATION AND DWELLING UNITS IN DESIGNATED RURAL SETTLEMENTS AND RURAL AREAS (2001)

MUNICIPALITY	POPULATION	SETTLEMENT AREAS		RURAL AREAS		TOTAL		SEVERANCES	
		DWELLING UNITS	POPULATION	DWELLING UNITS	POPULATION	DWELLING UNITS	POPULATION	REQUIRED	NOT REQUIRED
STONEY CREEK	-	-	4000	1330	4000	1330		X	
DUNDAS	-	-	1110	371	1110	371		X	
ANCASTER	552	184	3648	1217	4200	1401		X	
FLAMBOROUGH	7002	2335	14998	4999	22000	7334		X	
GLANBROOK	1554	518	7446	2290	9000	2808		X	
REGION	9108	3037	31202	10207	40310	13244		X	

TABLE 12

NATURE OF DEVELOPMENT: RURAL AREA

DEVELOPMENT PATTERN INTERPRETED FROM PUBLIC INPUT

EXISTING POPULATION AND DWELLING UNITS IN DESIGNATED RURAL SETTLEMENTS AND RURAL AREAS						
MUNICIPALITY	SETTLEMENT AREAS		RURAL AREAS		TOTAL	
	POPULATION	DWELLING	POPULATION	DWELLING	POPULATION	DWELLING
		UNITS		UNITS		UNITS
STONEY CREEK	125	35	6175	1765	6300	1800
DUNDAS	-	-	1300	371	1300	371
ANCASTER	549	157	3651	1043	4200	1200
FLAMBOROUGH	3935	1154	13065	3733	17000	4887
GLANBROOK	1651	472	8017	2290	9668	2762
REGION	6260	1818	32208	9202	38468	11020

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ESTIMATED POPULATION AND DWELLING UNITS IN DESIGNATED RURAL SETTLEMENTS AND RURAL AREAS (2001)									
MUNICIPALITY	POPULATION	SETTLEMENT AREAS		RURAL AREAS		TOTAL		SEVERANCES	
		DWELLING UNITS	POPULATION	DWELLING UNITS	POPULATION	DWELLING UNITS	POPULATION	REQUIRED	NOT REQUIRED
STONEY CREEK	276	92	4524	1508	4800	1600		X	
DUNDAS	-	-	1110	371	1110	371		X	
ANCASTER	951	317	4549	1516	5500	1833		X	
FLAMBOROUGH	7245	2416	3805	1268	11050	3684		X	
GLANBROOK	1554	518	7446	2290	9000	2808		X	
REGION	10026	3343	21434	6953	31460	10296		X	

TABLE 13

NATURE OF DEVELOPMENT: RURAL AREA

RECOMMENDED DEVELOPMENT PATTERN

EXISTING POPULATION AND DWELLING UNITS IN DESIGNATED RURAL SETTLEMENTS AND RURAL AREAS									
MUNICIPALITY	POPULATION	SETTLEMENTS AREAS		RURAL AREAS		TOTAL		SEVERANCES REQUIRED	NOT REQUIRED
		DWELLING UNITS	POPULATION	DWELLING UNITS	POPULATION	DWELLING UNITS	POPULATION		
STONEY CREEK	-	-	6300	1800	6300	1800		X	
DUNDAS	-	-	1300	371	1300	371		X	
ANCASTER	367	105	3833	1095	4200	1200		X	
FLAMBOROUGH	3796	1114	13204	3773	17000	4887		X	
GLANBROOK	1319	377	8349	2385	9668	2762		X	
REGION	5482	1596	32986	9424	38468	11020		X	
PROPOSED POPULATION AND DWELLING UNITS IN DESIGNATED RURAL SETTLEMENTS AND RURAL AREAS (2001)									
MUNICIPALITY	POPULATION	SETTLEMENT AREAS		RURAL AREAS		TOTAL		SEVERANCES REQUIRED	NOT REQUIRED
		DWELLING UNITS	POPULATION	DWELLING UNITS	POPULATION	DWELLING UNITS	POPULATION		
STONEY CREEK	-	-	5400	1800	5400	1800		X	
DUNDAS	-	-	1110	371	1110	371		X	
ANCASTER	552	184	2948	983	3500	1167		X	
FLAMBOROUGH	7002	2335	10998	3666	18000	6001		X	
GLANBROOK	1269	423	7331	2385	8600	2808		X	
REGION	8823	2942	27787	9205	36610	12147		X	

TABLE 14
SOUTH CENTRAL DEVELOPMENT PATTERN
POPULATION AND EMPLOYMENT

MUNICIPALITY	POPULATION					EMPLOYMENT		
			Average Growth Rate Per Yr.			Average Growth Rate Per Yr.		
	1961	1971	(1961-1971)	2001	(1971-2001)	1971	2001	
Flamborough	18200	21000	1.5%	26100	0.8%	3400	5800	
Dundas	12900	18600	4.4%	25000	1.1%	4600	6500	
Ancaster	13340	15200	1.4%	18200	0.7%	2000	7200	
Glanbrook	7270	9900	3.6%	19600	3.3%	1500	8400	
Stoney Creek	22470	27400	2.2%	70100	5.2%	6900	22600	
Hamilton	274000	309200	1.3%	391000	0.9%	138500	239500	
Region	348180	401300	1.5%	550000	1.2%	156900	290000	

TABLE 15
DEVELOPMENT PATTERN PREFERRED BY AREA MUNICIPALITY COUNCILS
POPULATION AND EMPLOYMENT

MUNICIPALITY	POPULATION					EMPLOYMENT	
			Average Growth Rate Per Yr.				
	1961	1971	(1961-1971)	2001	(1971-2001)	1971	2001
Flamborough	18200	21000	1.5%	40000	3.0%	3400	7700
Dundas	12900	18600	4.4%	25000	1.1%	4600	6500
Ancaster	13340	15200	1.4%	31000	3.5%	2000	7000
Glanbrook	7270	9900	3.6%	20000	3.4%	1500	8000
Stoney Creek	22470	27400	2.2%	114500	10.6%	6900	36000
Hamilton	274000	309200	1.3%	391000	0.9%	138500	239500
Region	348180	401300	1.5%	621500	1.8%	156900	304700

TABLE 16
DEVELOPMENT PATTERN INTERPRETED FROM PUBLIC INPUT
POPULATION AND EMPLOYMENT

MUNICIPALITY	POPULATION					EMPLOYMENT	
			Average Growth Rate Per Yr.			Average Growth Rate Per Yr.	
	1961	1971	(1961-1971)	2001	(1971-2001)	1971	
Flamborough	18200	21000	1.5%	29050	1.3%	3400	10400
Dundas	12900	18600	4.4%	25000	1.1%	4600	6500
Ancaster	13340	15200	1.4%	23500	1.8%	2000	4800
Glanbrook	7270	9900	3.6%	20000	3.4%	1500	8000
Stoney Creek	22470	27400	2.2%	73300	5.6%	6900	27900
Hamilton	274000	309200	1.3%	385000	0.8%	138500	239250
Region	348180	401300	1.5%	555850	1.3%	156900	296850

TABLE 17
RECOMMENDED DEVELOPMENT PATTERN
POPULATION AND EMPLOYMENT

MUNICIPALITY	POPULATION					EMPLOYMENT	
			Average Growth Rate Per Yr.	Average Growth Rate Per Yr.			
	1961	1971	(1961-1971)	2001	(1971-2001)	1971	2001
Flamborough	18200	21000	1.5%	35000	2.2%	3400	6500
Dundas	12900	18600	4.4%	25000	1.1%	4600	6600
Ancaster	13340	15200	1.4%	18000	0.6%	2000	5800
Glanbrook	7270	9900	3.6%	14600	1.6%	1500	7000
Stoney Creek	22470	27400	2.2%	75400	5.8%	6900	29000
Hamilton	274000	309200	1.3%	382000	0.8%	138500	235100
Region	348180	401300	1.5%	550000	1.2%	156900	290000

TABLE 18

DISTRIBUTION OF NEW MANUFACTURING EMPLOYMENT
AND INDUSTRIAL LAND

MUNICIPALITY	SOUTH CENTRAL DEVELOPMENT PATTERN			DEVELOPMENT PATTERN PREFERRED BY AREA MUNICIPALITY COUNCILS		
	NEW INDUSTRIAL LAND	% OF TOTAL NEW INDUSTRIAL LAND	NEW MANUFACTURING EMPLOYMENT	NEW INDUSTRIAL LAND	% OF TOTAL NEW INDUSTRIAL LAND	NEW MANUFACTURING EMPLOYMENT
			EMPLYS.*			EMPLYS.*
FLAMBOROUGH	-	-	-	370	8.9 %	8.9 % 1780
DUNDAS	-	-	-	-	-	-
ANCASTER	700	23.8 %	4760	700	16.8 %	16.8 % 3360
GLANBROOK	1200	40.7 %	8140	750	18.0 %	18.0 % 3600
STONEY CREEK	320	10.9 %	2180	1620	38.9 %	38.9 % 7780
HAMILTON	725	24.6 %	4920	725	17.4 %	17.4 % 3480
REGION	2945	100.0 %	20000	4165	100.0 %	100.0 % 20000

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MUNICIPALITY	DEVELOPMENT PATTERN INTERPRETED FROM PUBLIC INPUT			RECOMMENDED DEVELOPMENT PATTERN		
	NEW INDUSTRIAL LAND	% OF TOTAL NEW INDUSTRIAL LAND	NEW MANUFACTURING EMPLOYMENT	NEW INDUSTRIAL LAND	% OF TOTAL NEW INDUSTRIAL LAND	NEW MANUFACTURING EMPLOYMENT
			EMPLYS.*			EMPLYS.*
FLAMBOROUGH	550	14.7 %	2940	300	7.9 %	7.9 % 1580
DUNDAS	-	-	-	-	-	-
ANCASTER	700	18.7 %	3740	700	18.4 %	18.4 % 3680
GLANBROOK	750	20.0 %	4000	750	19.8 %	19.8 % 3960
STONEY CREEK	1020	27.2 %	5440	1320	34.8 %	34.8 % 6960
HAMILTON	725	19.4 %	3880	725	19.1 %	19.1 % 3820
REGION	3745	100.0 %	20000	3795	100.0 %	100.0 % 20000

* EMPLYS: EMPLOYEES

TABLE 19

EMPLOYMENT/POPULATION RATIOYEAR 2001

	1971	SOUTH CENTRAL	COUNCIL	PUBLIC	STAFF
FLAMBOROUGH	.16	.22	.19	.36	.19
DUNDAS	.25	.26	.26	.26	.26
ANCASTER	.13	.40	.23	.20	.32
GLANBROOK	.15	.42	.40	.40	.48
STONEY CREEK	.25	.32	.31	.38	.38
HAMILTON	.45	.61	.61	.62	.62
REGION	.39	.53	.49	.53	.53

TABLE 20

AGRICULTURAL AND SPECIALTY CROP LANDS

CONVERTED TO URBAN USES

SOUTH CENTRAL DEVELOPMENT PATTERN
DEVELOPMENT PATTERN PREFERRED BY AREA
MUNICIPALITY COUNCILS

MUNICIPALITY	CANADA		CANADA		CANADA	
	LAND INVENTORY CLASS 1, 2 AND 3 LANDS	SPECIALTY CROP LAND PRODUCTION	SPECIALTY CROP LAND IN CLASS 1, 2 AND 3 LANDS	LAND INVENTORY CLASS 1, 2 AND 3 LANDS	SPECIALTY CROP LAND IN PRODUCTION	SPECIALTY CROP LAND IN PRODUCTION
ANCASTER	-	-	-	615	-	-
DUNDAS	-	-	-	-	-	-
FLAMBOROUGH	-	-	-	1330	-	-
GLANBROOK	1470	-	-	1800	-	-
HAMILTON	1210	-	-	1210	-	-
STONEY CREEK	1430	-	-	1430	1420	340
TOTAL	4110	-	-	6385	1420	340

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DEVELOPMENT PATTERN INTERPRETED FROM
PUBLIC INPUT

RECOMMENDED DEVELOPMENT PATTERN

MUNICIPALITY	CANADA		CANADA		CANADA	
	LAND INVENTORY CLASS 1, 2 AND 3 LANDS	SPECIALTY CROP LAND PRODUCTION	SPECIALTY CROP LAND IN CLASS 1, 2 AND 3 LANDS	LAND INVENTORY CLASS 1, 2 AND 3 LANDS	SPECIALTY CROP LAND IN PRODUCTION	SPECIALTY CROP LAND IN PRODUCTION
ANCASTER	-	-	-	-	-	-
DUNDAS	-	-	-	-	-	-
FLAMBOROUGH	1535	-	-	990	-	-
GLANBROOK	1800	-	-	1330	-	-
HAMILTON	720	-	-	1210	-	-
STONEY CREEK	-	1090	185	1430	640	160
REGION	4055	1090	185	4960	640	160

TABLE 21

COSTSDEVELOPMENT PATTERN

COSTS	SOUTH CENTRAL	COUNCIL PREFERENCE	PUBLIC MEETING PREFERENCE	STAFF RECOMMENDATION
Total Regional Physical Services (Transportation, Sewer, Water, Solid Waste Disposal)	\$288 Million	\$311 Million	\$308 Million	\$309 Million
Committed and Common Regional Physical Services (Transportation, Sewer, Water, Solid Waste Disposal)	\$242 Million	\$242 Million	\$242 Million	\$242 Million
Additional Cost Total Minus Committed and Common	\$ 46 Million	\$ 69 Million	\$ 66 Million	\$ 67 Million

NATURE OF DEVELOPMENT

EXISTING URBAN AREA



Map No.1

NATURE OF DEVELOPMENT

SOUTH CENTRAL DEVELOPMENT PATTERN



Map No. 2

NATURE OF DEVELOPMENT

DEVELOPMENT PATTERN PREFERRED BY AREA MUNICIPALITY COUNCILS



Map No. 3

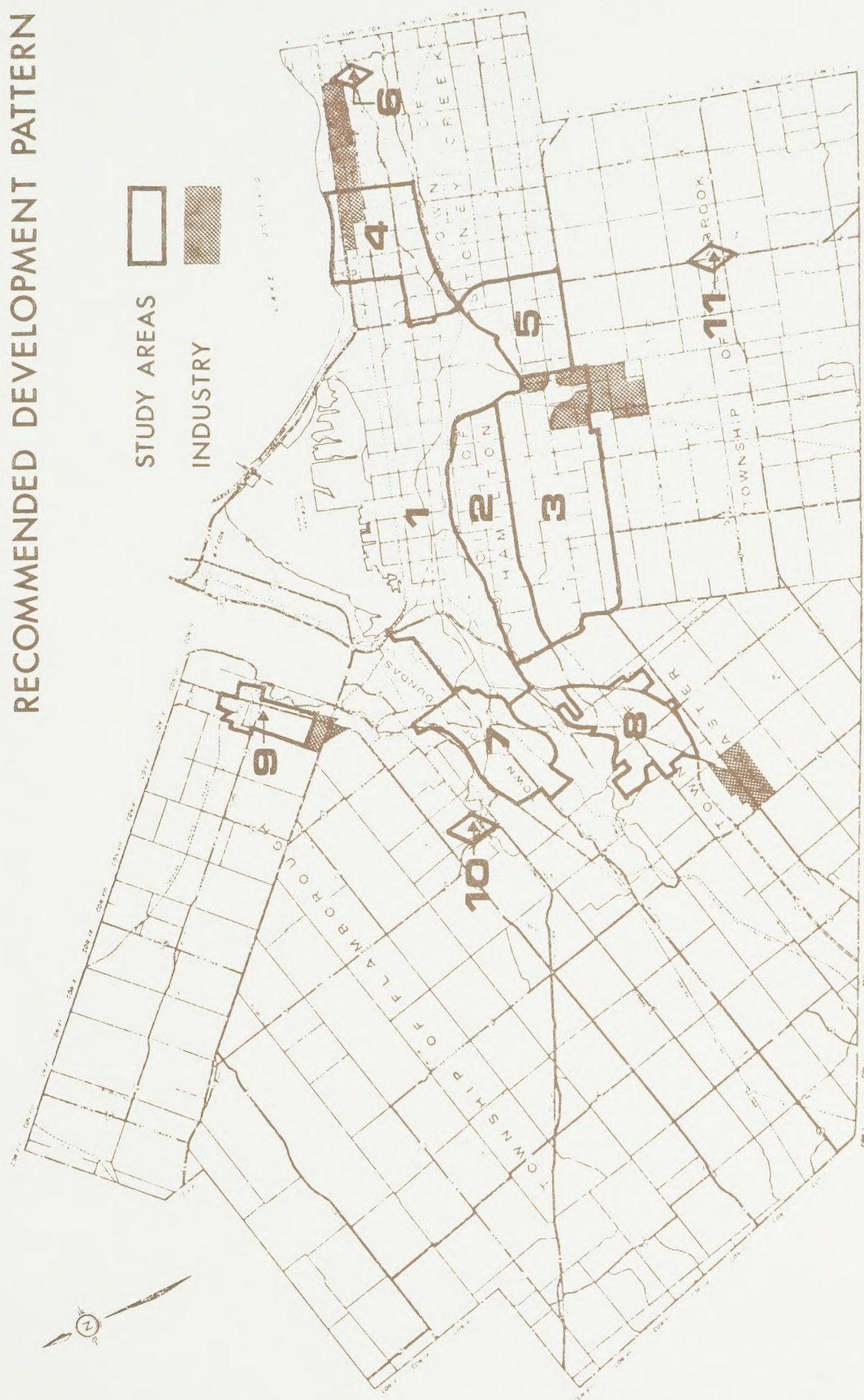
NATURE OF DEVELOPMENT

DEVELOPMENT PATTERN
INTERPRETED FROM PUBLIC INPUT



NATURE OF DEVELOPMENT

RECOMMENDED DEVELOPMENT PATTERN



URBA